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ORDINANCE NO. 49-748

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

**BE IT ORDAINED BY THE GOVERNING BODY
OF THE CITY OF WICHITA, KANSAS.**

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. ZON2011-00038

Zone change request from SF-5 Single-family Residential to LC Limited Commercial on property described as:

A tract of land lying within a portion of Fox Ridge Plaza Addition, an addition to Wichita, Sedgwick County, Kansas, said tract being more particularly described as follows:

A tract of land lying within a portion of Fox Ridge Plaza Addition, an addition to Wichita, Sedgwick County, Kansas, said tract being more particularly described as follows:
Lots 1, 2, 3, 4, 5, 6, 7, and 8, Block 1, Reserves "C", "D", and "E", AND ALSO that part of Reserve A being described as follows: BEGINNING at the northeast corner of said Block 1;
thence the extended north line of said Block 1 being a northerly line of said Reserve A,
N88°12'08"E, 222.45 feet; thence N88°12'08"E, 100.00 feet to the east line of said Reserve A;
thence along the easterly and southerly lines of said Reserve A for the next eight courses,
S01°03'47"E, 872.45 feet to a point on a curve to the right; said curve having a radius of 55.00
feet, a central angle of 49°02'45", a chord bearing of S23°27'35"W, and a chord distance of 45.66
feet, thence along said curve to the right 47.08 feet to a point on a curve to the left; said curve to
the left having a radius of 92.00 feet, a central angle of 66°32'50", a chord bearing of
S14°42'33"W, and a chord distance of 100.95 feet, thence along said curve to the left 106.86 feet
to a point on a curve to the right, said curve to the right having a radius of 55.00 feet, a central
angle of 46°10'35", a chord bearing of S04°31'25"W, and a chord distance of 43.14 feet, thence
along said curve to the right 44.33 feet; thence S27°36'43"W, 23.40 feet to a point on a curve to
the right; said curve to the right having a radius of 110.00 feet, a central angle of 77°48'12", a
chord bearing of S66°30'49"W, and a chord distance of 138.16 feet, thence along said curve to the
right 149.37 feet to a point on a curve to the left; said curve to the left having a radius of 340.00
feet, a central angle of 17°15'07", a chord bearing of N83°12'39"W, and a chord distance of
101.99 feet, thence along said curve to the left 102.38 feet; thence S88°09'47"W, 9.76 feet to the
southeast corner of said Block 1; thence along the east lines of said Block 1 for the remaining
courses, N03°47'54"W, 493.70 feet; thence N00°55'39"W, 616.23 feet to the POINT OF
BEGINNING.
Said tract CONTAINS: 1,498,117 square feet or 34.391 acres of land, more or less.
Generally located on the south side of 37th Street North, on the east side of Maize Road.

SECTION 2. That upon the taking effect of this Ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita-Sedgwick County Unified Zoning Code as amended.

SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

ADOPTED this 13th day of May, 2014.

ATTEST:

Karen Sublett, City Clerk

Carl Brewer, Mayor

(SEAL)

APPROVED AS TO FORM:

Gary E. Rebenstorf, Director of Law